



May 2005

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 3
No. 5**

Mayor Releases Strategy to Revitalize Neighborhood Business Districts

To support the revitalization of Seattle's neighborhood business districts through zoning changes, pedestrian enhancements and development flexibility, Mayor Nickels has released his Neighborhood Business District Strategy (NBDS) and associated Land Use Code amendments.

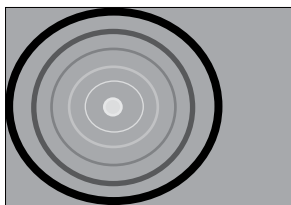
After more than a year in development, refinement, and considerable public comment, NBDS provides Seattle's first comprehensive review and amendments of neighborhood commercial development regulations since they were adopted in 1986. It is intended to advance Seattle's urban village strategy and the goals of many neighborhood plans.

see **neighborhood business districts** on page 5

Seattle's Updated Comprehensive Plan Now Available

—Revisions Set Stage for Seattle's Growth through 2024

Copies of Seattle's recently revised Comprehensive Plan—which provides the basic direction for how Seattle's expected growth over the next 20 years will be handled—are now available.



Changes to the plan reflect the culmination of a two-year effort to involve the public in identifying the plan's successes so far, as well as how it should change. The updates are also part of a state-required, 10-year review.

The revised plans call on the City to prepare for an additional 47,000 households by the year 2024 and an additional 84,000 new jobs in that same time. The household target comes from state of Washington projections and represents the city's share of King County's total expected growth.

First adopted in 1994, the Comp Plan is a collection of City of Seattle goals and policies for how growth will be accommodated. It introduced the "urban village" concept as the way Seattle would try to direct growth to certain areas called urban centers and urban villages.

This year's amendments include naming South
see **comp plan** on page 14

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd



Improvements to DPD Permit System Will Have Short-Term Impacts

— Read how this will affect permit applications below

About the System Change

Our old Permit Tracking System (PTS), built in the 1980s, is on its last legs and has become a liability to permit processing. It must be taken down each day to avoid crashing without warning and requires significant maintenance by our own Information Technology staff.

The new system, Hansen, is designed by a software development company of the same name that has developed a very competitive product in the regulatory and government services industry. Hansen has demonstrated that it is responsive to our department's specific needs and provides great customer service.

In addition to rescuing us from our antiquated PTS system, the Hansen system will provide dependability and up-to-date technology, thus allowing us to better serve our customers. It will greatly assist staff in processing permit applications by:

- improving access to information
- auto-calculating fees
- linking projects together
- integrating permit system with enforcement activities
- providing more tools to manage staff workload
- allowing more effective data collection and organization

Hansen software is already supporting other DPD functions, including Code Compliance activities and Over-the-Counter (OTC) permits (approx. 15,000 OTC permits are approved annually). Other recent technological improvements in DPD services include our online GIS Map Center in 2003 and online electrical permit service, which went live Feb. 4, 2005.

After nearly 25 years of hard-working service, DPD's legacy permit information system will be replaced with a new state-of-the-art system this year. Regrettably this necessary upgrade is expected to have a short-term effect on turnaround time for permit applicants.

While we are doing everything we can to lessen the impact of this system conversion on our customers, from late April through at least the end of July our staff will undergo an intensive training program that will affect daily business operations in our Applicant Services Center. Approximately 250 DPD staff will receive 8-10 hours of training per week for 7 weeks.

What We're Doing to Help

To provide good customer service to our applicants during the intensive training period, we will be modifying our regular practices for intake and review.

We are adding more intake appointments during the hours staff are not in training and we are expanding our ability to receive applications via our drop-off submittal process.

Drop-off submittals will be mandatory for new construction and qualifying land use platting applications during our system conversion.

Additionally, technical leads from land use and building code, and inspectors, will take on some plan review duties. And we will increase our use of contract reviewers. Throughout this time period, we will monitor the impacts on service and make adjustments as needed.

Anticipated Impacts

Our staff training sessions have been organized to minimize loss in production and service, but customers will likely experience:

- reduction in total number of intake appointments available
- longer wait times at the counter
- delayed plan review
- limits on the time each staff member can spend with customers seeking information

We expect these impacts to last beyond the implementation period as we ramp up the use of our new information systems. We greatly appreciate your patience during this time of transition.

Keep Informed

For the latest details on what we're doing to lessen the impact of our system upgrade, read our monthly newsletter, *dpdINFO*, or visit our "Permits" website at www.seattle.gov/dpd/permits. Information is also available from our Applicant Services Center, located at 700 Fifth Ave. in downtown Seattle, (206) 684-8850.



Drop-Off Applications Temporarily Required for New Construction & Land Use Platting

— Short-term measure to help alleviate new permit system impacts

While our staff undergo training on our new permit system, one step we are taking to alleviate the service impact is expanding our practice of accepting applications via a “drop-off” process, which will be mandatory for certain types of applications.

From May 1, 2005, through at least the end of July, all applicants will be required to drop off applications for new construction and qualifying land use platting actions. Land use plotting actions that qualify include shortplats, unit lot subdivisions, and lot boundary adjustments not subject to SEPA or the Environmentally Critical Areas Ordinance.

This drop-off submittal process has previously only been available for limited types of projects and for applicants who meet our requirements for consistent preparedness by maintaining a preparedness rating of 80% or better. During this temporary expansion of drop-off submittals, applicants with less than an 80% preparedness rating will still require pre-screening at the ASC triage counter before a drop-off application will be accepted. Applicants with 80% or better will not be screened at the counter.

All drop-off applications will receive screening for completeness within 5 days. Processing to start initial routing to review locations is expected to take an additional 3-5 days, depending on intake volume.

NOTE: Platting action drop-off submittals will no longer require addressing review prior to drop off. Project numbers will be assigned at the ASC triage counter or over the phone—by calling (206) 684-8850—for use with pre-application site visits and drop-off submittals. For specific instructions on our drop-off submittal process, see CAM 105, “Drop-Off Submittals.”

Questions?

If you have questions about the drop-off submittal program, contact Luke McQuillin at (206) 615-0721, luke.mcquillin@seattle.gov. For more information on the addressing process change, contact Jamie Holland at (206) 733-9636, jamie.holland@seattle.gov.

Tips on Visiting Us

Our Applicant Services Center (ASC) is located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave. ASC office hours are M,W,F: 7:30 a.m.-5:30 p.m.; Tu,Th: 10:30 a.m.-5:30 p.m.

The best time to arrive is between 7:30-10 a.m., when traffic levels are lighter. To ensure being seen by our ASC staff on a given day, we recommend you arrive before 3 p.m. To learn how long the current wait time is for appointments, call the ASC at (206) 684-8850.

Online Resources Could Save You a Trip

We encourage you to save yourself a trip downtown by taking advantage of the permit resources on our website at www.seattle.gov/dpd/permits. This site provides:

- an overview of the permit process
- quick access to permit status
- checklists and standards for common types of projects
- commonly used permit forms
- links to Client Assistance Memos on permit requirements and processes
- fee information
- zoning charts and GIS mapping links
- codes and technical code support numbers

From this page you can also apply for self-issued electrical permits and request an inspection for some Over-the-Counter (OTC) permits.

Key Contacts

If you have any questions or concerns about our system conversion and its impact on your project, please contact the appropriate manager listed below:

- Applicant Services Center
Roberta Baker, (206) 684-8195
Carlee Casey, (206) 386-9732
- Construction Inspections
Skip King, (206) 684-8441
- Engineering Services
Dave Cordaro, (206) 684-7933
- Land Use Review
Sandy Howard, (206) 233-7194
- Principal Planner
Cliff Portman, (206) 684-5593
- Principal Engineer
Jon Siu, (206) 233-5163
- Public Resource Center
Sue Putnam, (206) 684-8275
- Site Inspections
Dave Cordaro, (206) 684-7933



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

Northgate Revitalization Moves Ahead

On March 29 the Northgate Stakeholders Group approved advice to the Mayor and City Council on proposed projects for the Northgate South Lot, including Northgate Commons, a mixed-use commercial and residential project, and the ERA Care Community (a senior living residence). These projects will be adjacent to the Thornton Creek Water Quality Channel, a Seattle Public Utilities project to manage stormwater and create green open space and an oasis for pedestrians.

The stakeholders also approved advice on the 5th Avenue NE streetscape improvements plan, which will create a welcoming environment for pedestrians and connect the new library, community center and park with other Northgate destinations.

These landmark projects join several others that are now in the works for Northgate, the result of hard work and collaboration by the stakeholders, City departments, elected officials, and key property owners and developers. Projects include:

- Northgate Library, Community Center and Park—*groundbreaking March 19, 2005, opening spring 2006*
- 5th Avenue NE Streetscape Improvements, 1st Phase—*begin January 2006, completion March 2006*
- Northgate Mall Redevelopment—*construction 2006*
- Northgate Community Garden—*beginning site design 2005*
- Thornton Creek Water Quality Channel—*construction 2006-2008*
- New 3rd Avenue NE extension—*construction to coincide with other South Lot projects*
- New North Seattle Community College Major Institution Master Plan—*beginning planning 2005*
- Northgate Coordinated Transportation Investment Plan—*completion early 2006*

The Northgate Stakeholders Group was established to reflect a wide range of interests in the revitalization of Northgate. Its regular working sessions are open to the public.

For more information on the stakeholders, upcoming meetings or projects planned for Northgate, visit the “Northgate Revitalization” website at www.seattle.gov/dpd/planning/northgate or contact:

Mark Troxel, DPD Planner
(206) 615-1739, mark.troxel@seattle.gov



neighborhood business districts, *cont. from page 1*

NBDS seeks to improve the City's regulations for neighborhood business districts in order to:

- support job creation and business vitality
- protect and enhance neighborhood character
- improve the pedestrian environment
- provide for housing growth in neighborhood business districts
- achieve quality design through development flexibility
- support transit connections
- balance parking needs
- make the Land Use Code easier to use

In April the proposed amendments for a new Commercial Land Use Code (SMC 23.47) were made available. These code amendments are intended to implement the Mayor's strategy.

The recommended code changes have been widely reviewed by the public through a series of meetings held in 2004 and were the subject of a stakeholder advisory committee, representative of the many interests and objectives in Seattle neighborhood business areas. Among the key recommendations of NBDS are:

- zoning overlays to emphasize pedestrian-oriented commercial cores in business areas
- the elimination of unnecessary obstacles to housing development in commercial areas
- strengthening the pedestrian-orientation of commercial street fronts through both development standards and design guidelines
- refining and simplifying use and maximum size of business standards
- revised requirements for residential amenities
- control of building bulk by floor area ratios to encourage wider sidewalks, plazas, ground-level open spaces, or view corridors
- lowered parking requirements based on measured demand for parking to support transportation alternatives
- in Urban Centers and high capacity transit station areas, allowing the market rather than the code to determine appropriate parking supply
- combining the City's two Pedestrian designations into one, and mapping new Pedestrian designations in six neighborhoods
- simplifying the City's regulations so that they are easier to use and understand

In April, the following documents were published:

- an Executive Summary describing the Mayor's Neighborhood Business District Strategy and a summary of the recommendations for rezones

and Land Use Code amendments

- a proposed ordinance containing a new Commercial Land Use Code; related amendments to other sections of the Land Use Code; and rezones to implement the code changes
- a Director's Report describing the proposed code changes and rezones

Opportunity to Comment

The NBDS documents are available online at www.seattle.gov/dpd/Planning/NBDS and are available for review at City of Seattle neighborhood service centers and the Seattle Public Library. Copies of all documentation are also available at the DPD Public Resource Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave.

City Council's Urban Development and Planning Committee will take comments on the proposal at a public hearing June 2, 2005, 5:30 p.m., Council Chamber, 2nd floor, Seattle City Hall, 600 Fourth Ave.

For questions about NBDS and proposed Land Use Code amendments, or to join the mailing list for notification of future public hearings, please contact:

Jory Phillips, DPD Planner
(206) 386-9761, nbds@seattle.gov

Downtown Zoning Changes

Final adjustments have been made to a draft ordinance intended to change the Downtown zoning code to better influence the shape and design of highrise buildings, and to further encourage housing growth downtown with a variety of incentives.

The proposal will also greatly streamline the Downtown code, eliminating duplicative provisions and redundant regulations. The proposed legislation will soon be submitted to City Council, who will then hold a public hearing, anticipated sometime in June.

The detailed update of land use and zoning regulations follows the completion of an environmental impact statement in January 2005 and resolution of an appeal on the adequacy of that document in February.

For more information, visit www.seattle.gov/dpd/Planning/DowntownZoning or contact:

Gordon Clowers, DPD Planner
(206) 684-8375, gordon.clowers@seattle.gov

**INTRODUCING...
Three New
Seattle Planning
Commission Members**

Appointed by the Mayor and approved by City Council



Professor and Chair of the Department of Urban Design and Planning at the University of Washington

Extensive professional experience in planning at the state and local levels with research and publications in planning and urban growth management. Hilda lives in Wedgewood.

What attracted you to serve on the Planning Commission?

There are so many major projects underway in the city at the moment; the Viaduct replacement, waterfront planning, Center City planning, Sound Transit expansion, and the Monorail among others will shape Seattle for generations. I wanted to be involved in these projects and the Commission is an opportunity to contribute to the planning process.

What current Seattle planning issues do you find most compelling?

I am fascinated with how the Center City Strategy will shape up beyond zoning changes—in particular, the inclusion of an affordable housing component.

An industrial land policy is also important. It touches so many different issues. The City needs to make some decisions about what kind of industries it wants to encourage or retain. Then it has to understand all of the connections within that industry and other industries. And it is not just about viability of the businesses, it's also about identity—what kind of place does Seattle want to be?

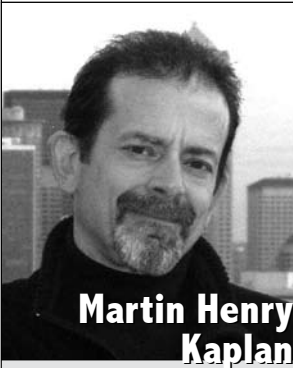
The Center City doesn't currently have a great park or public space. The waterfront planning process is an opportunity to create this place. As the Viaduct replacement project moves forward we have an opportunity and an obligation to come to grips with the open space that will become available and what is done with it.

If you could import a policy or planning success story from another city to Seattle what would it be?

To increase affordable housing in its Center City Seattle Strategy, the city can incorporate large employers into its strategy. The city can initiate a more aggressive and targeted employer-assisted housing (EAH) program for Center City neighborhoods. Just as a hospital in Arlington Heights, Illinois, provides housing downpayments for employees who earn less than \$70,000 if the employee buys within 10 miles of the hospital (employees must stay at the hospital 5 or more years or repay part or all of the downpayment), Seattle can negotiate such EAH packages with major employers in Center City neighborhoods to ensure affordable housing for moderate and low income households. Large employers could even be encouraged to finance their own housing projects or master leases or purchase guarantees for employees through tax breaks.

If you were to give your friends a tour of Seattle in 2020 what would you be sure to show them?

Whenever anyone visits me from out of town, I take them to Pike Place Market. It is the one place in Seattle that has a critical mass of human activity, a public life. And yet it closes at 6 p.m. and is not well connected to other activity centers. What I hope to see develop over the next 15 years is a series of connected, vibrant, mixed-activity areas—including restaurants, shopping, entertainment, culture. We're close with the Market, Westlake Park, and Seattle Center, but we aren't quite there yet—there isn't a synergy between them. All of the pieces are present; they just haven't been brought together. There has been investment in some great civic buildings lately, like City Hall and the Central Library; however they are far enough apart from each other, from Pioneer Square, the Retail Core, the Convention Center and the waterfront to have not created a critical mass. It would be great to see all of these pieces come together over the next 15 years to create vibrant, walkable urban core.



Principal, Martin Henry Kaplan Architects AIA
 Expertise in architecture, real estate, and community development in Seattle. Active in neighborhood planning issues. Served on the Historic Commission and several non-profit and community boards. Martin lives in Queen Anne.



Land Use Planner, City of Renton
 Experience in historic preservation and coordinating international urban design competitions. Recently returned to Seattle after living in Hamburg, Germany. Background in community activism with an interest in planning for children's issues. Valerie lives in View Ridge.

After more than three decades of committed public service including local boards, the American Institute of Architects, Pike Place Market Historical Commission, Queen Anne Community Council and Queen Anne Land Use Review Board, I felt compelled to pursue the challenge of broadening my arena of interest and commitment to Seattle. The breadth of the commission's charge and purview offers an intense opportunity and unique perspective upon issues of the greatest importance to Seattleites.

It is an ideal way to re-enter the world of planning in Seattle after being abroad for many years. Although I am local, my foreign education and travels throughout Europe give me a different perspective on the city that I hope will be an asset to the commission. It is exciting to have the opportunity to be a part of Seattle's lively participatory planning culture.

We have seen our downtown and neighborhood densities grow, downtown and many local business districts thrive, and linkages between them become ever more difficult to traverse. The marriage between increased density and vehicular/pedestrian circulation is certainly at the top of everyone's list as well as smart solutions to questions, of and inspiration from, appropriate land use regulation. The realization of a revised viaduct solution together with enhancing our waterfront connection is critical to our region's transportation system and offers a unique opportunity for us to once again access our waterfront from downtown while encouraging a dynamic pedestrian friendly and vibrant business environment. In addition, the continued development of broader affordable housing strategies is critical to our responsibility as citizens of Seattle.

The rising cost of housing and resulting gentrification. Along with Seattle's popularity has come an increasing gap between incomes and the price of housing. If a concerted effort is not made to retain mid- and lower- income citizens, I am afraid Seattle will become just a glitzy icon of what it once was.
 Assuring that the quality of the built environment is not neglected in the rush of creating more density. Development is taking place at such a quick pace. Programs like the Neighborhood Planning Program and Design Review have made people stop and take a closer look at the quality of what is being built. I hope that the Center City Seattle Strategy and the changes being made to the zoning code will be able to have an impact in creating quality dense livable spaces.

Decades ago the citizens of Portland reluctantly agreed to fund MAX, the light rail system that, after 19 years, covers 44 miles and successfully links downtown to surrounding suburban communities. Many consider this bold step a model for our country. Portland has also developed and connected its waterfront edge along the Willamette River as a dynamic mix of pedestrian-friendly activity, vibrant business interests, and related residential uses. To the casual observer and participant on the city's stage, one can strongly feel the important connections between outer neighborhoods, the downtown and the waterfront parks and recreation.

I would import urban design competitions as a tool for eliciting ideas on high-impact projects. In Europe they are used widely for public and private projects. Amsterdam, Hamburg and Prague have held competitions to elicit master plans for large port and industrial sites. Competitions generate exceptional ideas for a place in a way that conventional design processes generally don't.
 Also, I would import uniform zoning designations. Returning from Germany it seemed odd that each city here reinvents the wheel by creating its own zoning code from scratch. With a clear uniform set of zones as a basis, cities could spend more energy fine-tuning their codes to reflect local nuances. Germany has uniform zoning designations that simplify planning and focus resources on the details.

First, we would take the light rail from the airport into downtown, step out directly onto the waterfront park edging Elliott Bay and stroll along the boardwalk enjoying the vibrant and rich mix of fellow pedestrians, bicycles, street vendors, water-oriented businesses, and clean and tranquil open air. We would not notice that thousands of vehicles secretly travel below us secured safely and quietly in a tunnel. Obviously we would visit the many downtown cultural, retail, culinary, open air, and architectural attractions. Our city travels may continue to our Queen Anne neighborhood where we would enjoy the pleasant cacophony of a truly mixed typical Seattle neighborhood village, replete with residents, retail, businesses, parks and sidewalk activity. Of course the visit must take place during the last two weeks of July or first two weeks in August!

I would probably take people to the water tower in Volunteer Park to get a fantastic view of the city, like I already do!

The 2005 appointments to the Seattle Planning Commission (SPC) continue the tradition of adding valuable experience and expertise to the 16-member volunteer advisory body. SPC strives to have a balanced representation from the greater community. Our mission is to advise the Mayor, City Council, and City departments on broad planning goals, policies, and plans for the physical development of Seattle to enhance the quality of life for those who live, work and play in our city. Our work is framed by Seattle's Comprehensive Plan and by a commitment to engaging citizens in the work of planning for the city's future.



An update from Seattle's
Design Review Program

Introducing Twelve New and Seven Reappointed Board Members

From a pool of 66 well-qualified applicants, the largest and most competitive pool in the 11-year history of Seattle's Design Review Program, 12 citizens have been chosen to serve as new board members through April 2007. Additionally, seven members were reappointed by Mayor Greg Nickels and the Seattle City Council on March 15, 2005.

The City's seven neighborhood-based Design Review Boards are staffed by 35 volunteers who are either professionals in the design, development and business fields or are members of the community who have knowledge and interest in urban design and development. Collectively, board members donate more than 2,500 hours of service annually to the city.

Seattle's Design Review Program was established in 1994 in order to provide flexibility to the Land Use Code, increase citizen involvement in the design process, and improve the quality of urban design throughout the City. Since the program's inception, over 850 projects have been reviewed by the Design Review Boards. During this time, project appeals have dropped from 25 percent to less than 2 percent.

In 2000, development projects reviewed by Design Review Boards accounted for \$446 million of the \$1 billion in building permits for new multifamily and commercial projects issued by the City.

For additional information, please contact:

Vince Lyons, Design Review Program Manager
(206) 233-3823 vince.lyons@seattle.gov

Tom Iurino, DPD Planner
(206) 615-1457 tom.iurino@seattle.gov

New Board Members



Nina Albert, Northeast Board
(local business representative)

Nina is a project manager at Seneca Real Estate Group and was previously a senior associate at Hammes Company. In both cases, she managed the development of real estate projects, including hospitals.

Brodie Bain, Northeast Board
(at-large community representative)

Brodie is an architect and planner at Mithun, where she designs campus master plans, including the UW-Bothell Cascadia Community College which won an AIA Honor Award. She is a registered architect in Washington state, a LEED™-accredited professional and a certified planner.



Deb Barker, Southwest Board
(local residential representative)

Deb conducts technical review of land use and building permit applications for compliance with land use provisions and community design guidelines. She was a board member and chair of the Historic Seattle Preservation and Development Authority and the South West Seattle His-

torical Society, and is a member of the American Planning Association.

Jim Falconer, Downtown Board
(at-large developer representative)

Jim is a co-owner of the Vance Corporation, owner and manager of over 500,000 square feet of office and retail real estate in downtown Seattle. He is co-chairperson of Build the Streetcar. A member of the Washington State Bar Association, Jim practiced real estate and land use law for 23 years.



David Foster, Southwest Board
(at-large design professional)

David is a principal/owner of David Foster Architects and designs residences, four of which have received AIA/Seattle Times Awards. He designed several demonstration projects for the City's Innovative Housing Design, including Jefferson Cottages and Linden Avenue Townhomes. He

served as chair of the Central Neighborhood Association and was a steering member of the Union Street Improvements Project. He is a registered architect in Washington state.

Jeff Girvin, Northeast Board
(at large design professional)

Jeff is a principal and president of Berger Partnership, a landscape architecture firm. He designed the REI flagship store and the Seattle University Campus, as well as Sand Point Magnuson and Cal Anderson Parks. He served on the Seattle Design Commission, as a board member for Arcade Magazine, and as a citizens review member of the Nathan High School Performing Arts Addition.



Reappointed Board Members

Jasmine Aryana, Southwest Board
(local business representative)

Jasmine is a licensed landscape architect in Washington, California, and Arizona. She is currently a landscape architect at Osborn Pacific Group, Inc., and is a member of the American Society of Landscape Architects.

Mona Campbell, Southeast Board
(local business representative)

Mona has studied landscape architecture all over the world, though she currently fulfills the role of “stay-at-home mom.” She is also a partner at Kristoferson Farm LLC, developing farm management and forest stewardship plans for 300 acres of property on Camano Island.

Jamie Fisher, Northeast Board
(local residential representative)

Jamie began his architectural career in Seattle with NBBJ, and has been a self-employed architect since 1988.

Wes Larson, Cap. Hill/First Hill/Central District Board
(local business representative)

Wes has served as chair of the Eastlake/North Capitol Hill Business Association as well as chair of Seattle Communities’ Transportation Legal Defense Fund.

Hiroshi Matsubara, Southeast Board
(at-large design professional)

Hiroshi has a varied international background in his architectural design practice. He spent several years in Japan working on many commercial projects. After relocating to the Pacific Northwest, he opened GM Studio, where he creates spaces animated with color and texture.

Jack Schwaegler, Cap. Hill/First Hill/Central District Board
(at-large developer representative)

A licensed professional engineer, Jack currently works as a construction manager for Lowe Enterprises Northwest, managing construction within the One and Two Union Square office towers.

Brent Siewert, Northwest Board
(local business representative)

Brent currently manages the beautifully remodeled Majestic Bay Theater in Ballard, and is on the board of directors for the Ballard Chamber of Commerce. He was also a manager at the fondly remembered Longacres Race Track and was vice president of International Services, Inc.



J. Christopher Kirk, Queen Anne/Magnolia Board
(local business representative)

J. Christopher is the owner of Kirk Associates, a real estate project and planning consulting firm. He served on the King County Landmarks and Heritage Commission. He is a registered architect in Washington state.



Kelly Mann, Downtown Board
(local residential representative)

Kelly is a land use and real estate attorney at Cairncross and Hempelmann. She also led the reconstitution of the Seattle Chapter of the Urban Land Institute.



Matt Roewe, Queen Anne/Magnolia Board
(local residential representative)

Matt is an architect for Mithun, where he most recently was project architect for 2200 Westlake, a mixed use building in South Lake Union. He is a board member of the Queen Anne Community Council, and is co-chair and vice chair of the Transportation and Land Use Committees, respectively.



Rumi Takahashi, Capitol Hill/First Hill/Central District Board
(at-large community representative)

Rumi is an architect for Environmental Works Community Design Center. She is a member of the Central Neighborhood Association. She is a licensed architect in Washington state and is a LEED™-accredited professional.



Bill Vandeventer, Queen Anne/Magnolia Board
(at-large design professional)

Bill is a principal in the architecture firm Vandeventer and Carlander Architects. He has designed multi-family and commercial developments and residential projects in Western Washington, including a residence that was awarded a Seattle Times/AIA Award of Merit. He is a licensed architect in Washington state.



Dan Williams, Capitol Hill/First Hill/Central District Board
(local residential representative)

Dan is a principal with Dan Williams Architect, an architecture firm specializing in sustainability. He worked on the urban design team for the Seattle monorail, is a member of the Sustainable Seattle Advisory Council, and is an advisor to the U.S. Green Building Council’s LEED™ certification in residential design. He is a registered architect in Washington state.

Seattle Public Utilities is introducing an innovative strategy for meeting landscaping and water quality requirements on parking lot projects. Called “green parking lots,” this method will be explained in more depth in a new DPD Client Assistance Memo, CAM 507, due to be released in June 2005.

green parking lots

cost-effective designs that incorporate natural drainage strategies to protect local water bodies



A telescoping swale optimizes performance by allowing for a wider vegetated swale between compact car parking stalls and narrower swales between standard size parking stalls.

If you're looking for a cost-effective option for meeting landscaping and water quality requirements when building or redeveloping a parking lot, consider "going green." Green parking lots do much more than enhance the protection of nearby water bodies; they also enhance the pedestrian experience for clients and customers by calming traffic and providing green islands in a sea of concrete or asphalt.

By incorporating one or more natural drainage strategies, green parking lots reduce stormwater runoff discharged into local water bodies. Natural drainage strategies infiltrate stormwater on-site using permeable paving materials and/or natural drainage landscapes. Alone or together, these two strategies can be used to meet water quality and landscape requirements for parking lots.

Strategies: Permeable Pavements and Natural Drainage Landscapes

Permeable pavements include pavers, grid systems, porous asphalt and porous concrete. Pavers are available in pre-cast sections or individual units that fit together. They come in a variety of patterns and colors, and can be used to enhance traffic calming or the project's aesthetic. Grid or lattice systems are rigid plastic forms that are filled with gravel or soil and vegetation. Porous asphalt and porous concrete are similar to conventional asphalt and concrete in structure and form except that the fines have been removed. When installed over a drainage storage bed, these permeable pavements allow runoff storage and infiltration where soils permit. Surfaces that infiltrate may be eligible to be removed from area calculations for water quality requirements.

Natural drainage landscapes include vegetated swales, rain gardens and biofiltration planters that can improve water quality. Vegetated swales are open, linear channels in the landscape that can infiltrate and convey runoff to a discharge point. Rain gardens are shallow depressions in the landscape and are designed to intercept runoff. They are amended with bioengineered soil and vegetated with plants that are adapted to inundation of water and dry conditions. Biofiltration planters are excavated and backfilled with gravel and loamy sand and planted with shrubs and ground-cover. Biofiltration planters are similar to rain gardens in function, but are designed to fit in a formal planter. All systems include an overflow feature such as a perforated pipe to convey excess drainage to another system or discharge point.

These natural drainage landscapes can help reduce the volume of runoff generated from parking lots and filter, infiltrate and store runoff for slower discharge. Permeable paving can reduce the amount of impermeable surfaces that require water treatment. If enough permeable paving is used, then the project may be under the City's required threshold for water quality treatment requirements. Natural drainage strategies may be used to meet both landscaping and water quality requirements. Parking lot areas that direct runoff to natural drainage strategies may be eligible for water quality credit if they are sized to filter or infiltrate the six-month storm event.

While doing their work to protect nearby bodies of water, these green parking lot technologies can also reduce capital and maintenance costs, as described in the case study on page 11.

Green parking lots enhance the pedestrian experience for clients and customers by calming traffic and providing green islands in a sea of concrete or asphalt.

CASE STUDY

Three Green Parking Lot Options Explored by Seattle Public Utilities

Three innovative options were developed for an existing parking lot to evaluate the feasibility and cost-effectiveness of creating green parking lots. Each green option considered using a combination of permeable pavements and natural drainage landscapes to provide water quality treatment for stormwater runoff. Interestingly, when the green options were compared to a conventional parking lot design under consideration, each green option was found to be equivalent or less expensive in capital and maintenance costs (see chart at right).

- **OPTION #1:** Combines three strategies: unit pavers along the “retail drive” and in the perimeter parking spaces, porous asphalt for the lower use zone, and telescoping swales distributed throughout the main parking lot. This option enhances water quality, allows partial infiltration, attenuates small storms, and contributes to the aesthetic of the parking lot design.
- **OPTION #2:** Uses two strategies: telescoping swales throughout the main parking lot and in the southwest parking area, and unit pavers along the “retail drive” and in the perimeter parking spaces. The benefits include enhanced water quality, some infiltration, attenuation of small storms, and an enhanced aesthetic.
- **OPTION #3:** Employs only the telescoping swale, which is used throughout the main parking lot and in the southwest lot. Catch basin water quality filters are also used. Enhanced water quality, some infiltration, attenuation of small storms, and a more pleasing aesthetic comprise the benefits from this option.

These options demonstrated that parking lots can infiltrate stormwater, enhance water quality, and attenuate small storms. They showed that different combinations of porous asphalt, unit pavers, rain gardens and telescoping swales can be used to meet the water quality treatment requirement. With the exception of the telescoping swale, each of these elements has specific technical requirements for its design and construction that can be found in the City’s “Flow Control Technical Requirements Manual” (DPD Director’s Rule 26-2000).

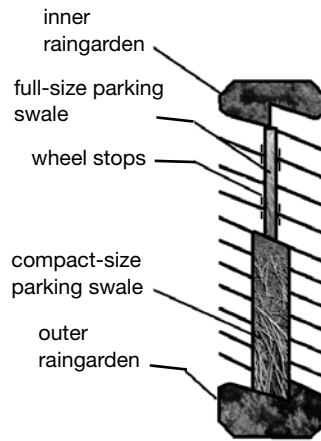
Green Parking Lots Provide Multiple Benefits

One or more green parking lot strategies can provide multiple benefits for your next parking lot project, including:

- preventing pollution at the source,
- removing pollutants before runoff is discharged,
- controlling discharge rates of stormwater runoff,
- providing a pleasant experience for clients and customers,
- saving capital and maintenance costs, and
- enhancing creek protection.

For more information, please contact:

Miranda Maupin, SPU
(206) 386-9133, miranda.maupin@seattle.gov



Telescoping Swale

The telescoping swales are a strategy specifically designed for this project and can be refined for other green parking lot projects. They have multiple sections that change in width over the length of the swale.

Cost Comparisons Favor Going Green

Although landscaping costs for the proposed green parking lot options are \$20,000 more than the traditional landscaping costs, the capital costs for a traditional parking lot design are more than for the green. In addition, annual maintenance costs for traditional lots are higher based on four costs: sweeping, landscaping, water quality filter replacement, and drainage fees. The water quality filter replacement is estimated at \$19,000 per year—almost the same amount as the landscaping proposed for the green parking lot options.

Cost Comparison: Traditional vs. Green Parking Lot Designs
 (planning level estimate)

	Tradit'l Design	Option 1	Option 2	Option 3
Capital Cost (in Millions)	\$6.60	\$6.37	\$6.10	\$5.73
Maintenance Cost (\$/Yr.)	\$77,488	\$63,188	\$63,328	\$63,328

For More Info

Look for DPD Client Assistance Memo (CAM) #507, scheduled to be released in June 2005, at www.seattle.gov/dpd/camlist/camlist.asp.

Learn more about Seattle Public Utilities Natural Drainage Systems at www.seattle.gov/util/About_SPU. Or visit DPD’s Site Development resource at www.seattle.gov/dpd/sitedev.

To learn more about DPD’s role in green building visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD
Sustainable Development Planner
(206) 684-0806, lynne.barker@seattle.gov

SUSTAINABLE BUILDING



Get Involved in Urban Sustainability



2005 Urban Sustainability Forum Continues

Come help us plan how to transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused, and sustainably designed. At the next two events in our 2005 Urban Sustainability Forum (details below) you'll hear nationally and internationally recognized leaders in sustainable community development and join discussions designed to inspire Seattle's business leaders and citizens to create a shared vision of urban sustainability.

Civic Innovation & Sustainable Communities

Monday, May 9, 2005, 5:30-7:00 pm
Seattle Central Library Auditorium

William Shutkin, *President & CEO, The Orton Family Foundation*

Shutkin will share his views on creating sustainable communities for the 21st century, proposing that it starts with civic innovators: people who can see across and beyond traditional constituencies and practices to define new realities and navigate the difficult pathways to get there.



Public Spaces, Public Life

Monday, June 6, 2005, 5:30-7:00 pm
Seattle Central Library Auditorium

*Part of Mayor's Center City Seattle Strategy
Cosponsored with Int'l Sustainable Solutions*

Jan Gehl, *Founding Partner, Gehl Architects, Urban Quality Consultants; Professor of Urban Design, School of Architecture, Royal Danish Academy of Fine Arts*

Gehl will present his research on public spaces and public life in Copenhagen and cities in Europe, North America, Asia and Australia. He integrates cutting-edge technologies with urban design strategies to enhance people's experience of everyday life in the public realm.



SPECIAL INVITATION TO a very special evening

International Sustainable Solutions invites you to a truly unique outside event:

Dinner Party with the Legendary Jan Gehl

June 8, 2005, 6:30 p.m.

On Occidental Ave. S. between www.seattle.gov/dpd/Planning
S. King St. & Qwest Field

For over 30 years, Danish architect Jan Gehl has been an advocate of turning vehicle-centric cities into pedestrian- and people-friendly cities (see *description of Gehl at left from June 6 forum event*). In Copenhagen, all 18 public squares that had been parking lots have been turned back to public squares, and pedestrian streets are thriving for walking, shopping, and people-watching.

To honor Gehl, Occidental Street—ordinarily used for vehicles—has been reserved as the location for the dinner party. Come with a big appetite for food and fun and hear Gehl share his observations about how Seattle can become a truly great pedestrian city.

Tickets may be purchased at www.i-sustain.com. COST: Before May 25, Individual Tickets - \$75.00; Table of 10 - \$650. After May 25, Individual Tickets - \$85.00; Table of 10 - \$750.

LANDSLIDE RESOURCES

Seattle Landslide Study Now Online

Seattle is unique in that it has a rich record of landslides that dates back as far as 1890. Now, you can research landslide activity online in the Seattle Landslide Study.

The study, compiled by Shannon & Wilson, Inc., was part of a landslide awareness and mitigation effort launched by the City of Seattle after the devastating landslides of the winter of 1996/97. It includes a database of 1,326 landslides and details the location of the initiation point, date, type of landslide, geologic

conditions and possible contributing factors. The study covers only reported landslides that have been documented in City and Shannon & Wilson records; if a slide has not been reported and documented, it will not be in the database.

To view the study, visit www.seattle.gov/dpd/landslide/study. For questions, contact a DPD Geotechnical Engineer by calling (206) 684-8860 or by visiting the Applicant Services Center on the 20th floor of the Seattle Municipal Tower, 700 Fifth Ave.

New South Lake Union Zoning Supports Housing Development

To enhance opportunities for new housing development in South Lake Union, the City Council adopted two ordinances on April 18 that affect development within the neighborhood.

Seattle's Comprehensive Plan designates South Lake Union as an "urban center"—an area intended to provide the greatest concentrations of housing and employment, well served by transit. While development in the neighborhood is intensifying, housing development has not kept pace with job-related development. This legislation addresses this concern by:

- Renaming the Seattle Cascade Mixed Zone (SCM) to Seattle Mixed (SM) for wider applicability beyond the Cascade neighborhood;
- Rezoning the western two-thirds of the South Lake Union (SLU) Urban Center and an adjacent area to SM (see map at right);
- Updating and simplifying development standards;
- Allowing use of the SM zone in other, appropriate places in the city;
- Requiring Design Review for new development in the Industrial Commercial (IC) zone in the center of the neighborhood; and
- Revising the SLU Neighborhood Design Guidelines to more properly express their intent (originally adopted in October 2003)

Existing Neighborhood Commercial 3 (NC3) and Commercial 1 and 2 (C1 & C2) zones (see map at right) have been rezoned to Seattle Mixed (SM). Also, pedestrian-oriented design treatments and retail and customer service uses will be required along Westlake Avenue North and the south side of Valley Street. Height limits were not changed and floor area ratios for non-residential use currently in effect in zones with an 85' height limit are maintained.

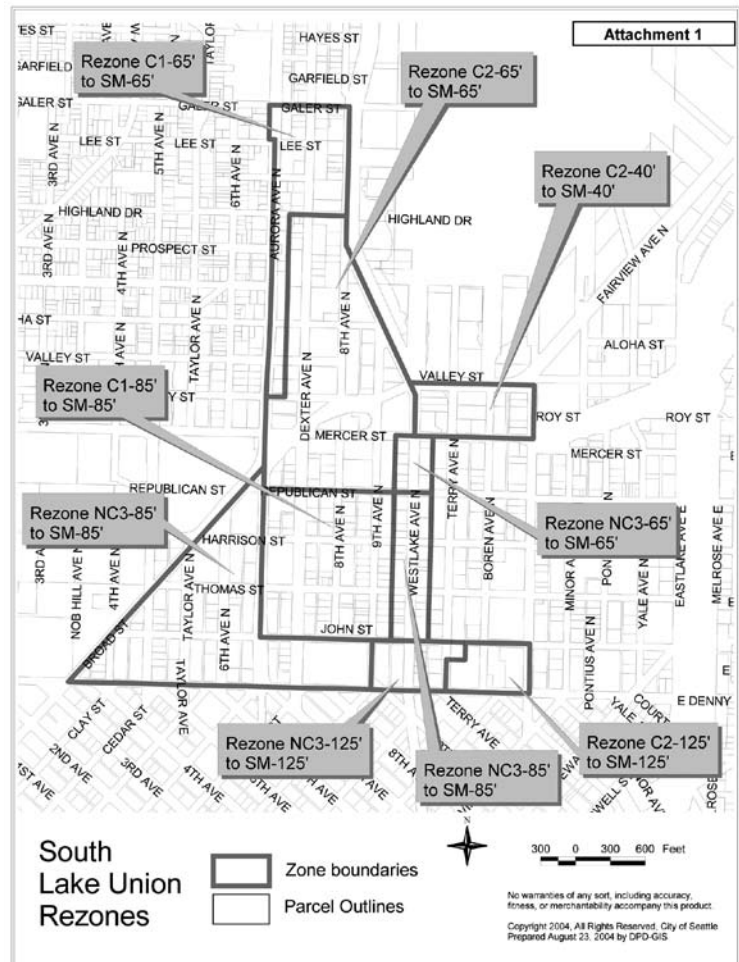
The SM zone allows a broad range of uses, from residential to general manufacturing, with development standards that are intended to accomplish pedestrian-oriented urban design objectives. Key features of the zone include:

- Common open space/recreation area requirements including decks, balconies and indoor resident amenities, as required in downtown zones.

- Residential parking required is one space per unit.
- Lot line to lot line development is generally allowed, subject to:
 - street-level design requirements along certain streets; and
 - upper-level setbacks along certain streets.

For more information on changes to South Lake Union planning efforts and changes to development requirements visit www.seattle.gov/dpd/Planning/slu or contact:

Mike Podowski, DPD Planner
(206) 386-1988, mike.podowski@seattle.gov





We're pleased to offer periodic tips on complying with Seattle's many codes, courtesy of DPD's Code Compliance staff, whose daily work fosters safety and quality of life.

Code Compliance staff enforce regulations that govern construction, land use, environmental protection, housing and building maintenance, just cause eviction, tenant relocation due to development activity, vacant buildings standards, vegetation overgrowth, and noise from construction and equipment.

For more information or to report a potential code violation, call (206) 684-7899 or visit the Code Compliance website at www.seattle.gov/dpd/csc.

Why Trim Your Overgrown Trees and Bushes?

— That overgrown bush next to your property may be your responsibility

If you're thinking about gardening and yard work now that we're back into the growing season, please take a look at whether any plants on your property, and on the planting strip or road shoulder by your property, need trimming. Property owners are responsible for maintaining the adjacent planting strip or road shoulder.

When property is developed, property owners dedicate part of the land as "public right-of-way" for streets, sidewalks, utilities and similar public uses. Seattle law requires that vegetation, including bushes, trees, garden plants and weeds, must be maintained to provide at least 8 feet of clearance above a sidewalk and 14 feet above a roadway or alley.

Well maintained trees and plants increase property values and enhance our neighborhoods and our natural environment. Beyond esthetics, when you think about pruning, look for vegetation which may contribute to hazards to pedestrians or motorists. Low-growing vegetation can trip someone or force pedestrians off a sidewalk and even into the street. Low-hanging tree limbs can give a nasty knock to someone's head. Safety at street intersections for both pedestrians and vehicle drivers is also a concern when foliage and vegetation block the view of an intersection. In most cases, vegetation which interferes with the view of an intersection at a distance of 30 feet from the intersection needs to be trimmed.

Failure to trim offending vegetation may be cause for issuance of a Notice of Violation with a fine of \$25 per day for residential property and \$100 per day for property not used for residential purposes.

Please note that citizens must apply for pruning and removal of trees from planting strips through the Urban Forestry Department. Permit applications may be found at www.seattle.gov/transportation/treep pruning.htm or by calling (206) 684-TREE (8733).

comp plan, *cont. from page 1*

Lake Union as the city's sixth urban center, joining Downtown, Uptown, Capital Hill/First Hill, the University District and Northgate as areas expected to take the largest shares of future growth. Other new directions in the amendments:

- allow reduced parking requirement for new development in urban centers and urban villages as a way to encourage a greater use of transit, walking and other ways of getting around;
- limit the amount of new development that could occur outside urban centers and villages to help concentrate growth in centers and villages;
- set goals for limiting the number of trips in each urban center made by a single-occupant auto;
- outline a set of priorities for the City to address in planning for improving water quality and aquatic habitat;
- reaffirm the City's commitment to preserving industrial land for industrial purposes; and

- add specific policies from the Northgate neighborhood plan.

An electronic version of the complete updated Comp Plan is available online at www.seattle.gov/dpd/planning/compplan. Printed copies will become available in mid-May from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467. Printed copies cost \$15. The plan is also available on CD for free.

For more information on the 10-year review and adopted amendments, visit the Comp Plan 10-Year Update project website at www.seattle.gov/dpd/planning/compplan10year. If you have questions about the Comp Plan, please contact:

DPD Comp Plan Staff
(206) 233-0079, compplan@seattle.gov

Updated Sign Handbook Available

A newly updated version of "Seattle's Sign Regulations," a handbook consolidating code and procedural regulations for sign installation in Seattle has just been published. The printed version of the handbook may be purchased for \$4.25 from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467.

No electronic version is currently available. For electronic reference, please refer to the Sign Code itself, Seattle Municipal Code Ch. 23.55, available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public>.

Energy Code Update

The Mayor has transmitted the 2004 Seattle Energy Code ordinance to the Seattle City Council. It is expected that the ordinance will be referred to the Urban Development and Planning (UDP) Committee, which is scheduled to discuss the ordinance at its May 6 meeting. After the UDP Committee makes a recommendation, the ordinance will be considered by the full Council. It would then return to the Mayor for signature.

Following approval of the ordinance, DPD will prepare the 2004 Seattle Energy Code insert pages to accompany the 2004 Washington State Energy Code. The 2004 Seattle Energy Code is scheduled to take effect on July 1, 2005. For further information, contact:

John Hogan, DPD Senior Energy Analyst
(206) 386-9145, john.hogan@seattle.gov

Director's Rules

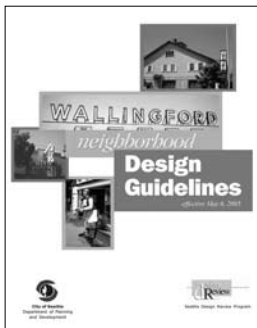
DRAFT

The following DPD Director's Rules are available for review and comment through 5 p.m., Friday, May 6, 2005:

- **DR 17-2005, Sprinkler Systems and Fire Alarms for Elevator Machinery Rooms, Hoistways and Pits.** This is a joint ruling with SFD Administrative Ruling 9.08.05. For more information, contact Maureen Traxler at maureen.traxler@seattle.gov or (206) 233-3892.
- **DR 11-2005, Terry Avenue North Street Design Guidelines, Appendix C to Street Improvement Manual.** This is a joint ruling with SDOT Director's Rule 3-05. For more information contact Lyle Bicknell at lyle.bicknell@seattle.gov or (206) 684-0763.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

Council Adopts Wallingford Neighborhood Design Guidelines



Those looking to develop in Wallingford now have a set of guidelines to help them. On March 28, the City Council adopted Wallingford Neighborhood Design Guidelines, a key implementation strategy of the Wallingford Neighborhood Plan.

Residents, business and property owners in the Wallingford neighborhood

outlined a vision to guide the future development of the neighborhood as a place where neighbors may meet, where local businesses thrive in a pedestrian environment, and where streets are pleasant public places. Neighborhood advocates anticipate that design

guidelines will be an additional tool to enhance the area's intimate scale and historic character.

These guidelines will augment the existing "City-wide Design Guidelines for Multifamily and Commercial Buildings." The Wallingford guidelines are the twelfth set of neighborhood-specific design guidelines to be adopted by the City. They will assist the City's Design Review Board in evaluating the design of new multifamily and commercial buildings in the Wallingford neighborhood.

Wallingford's neighborhood design guidelines become effective May 6, 2005. You can download a copy of the guidelines now at www.seattle.gov/dpd/Publications/Design_Review_Guidelines or purchase a copy from the DPD Public Resource Center, 20th floor of Seattle Municipal Tower at 700 Fifth Ave, (206) 684-8467.

HOW TO REACH US AT DPD

Permits

General Applications (*Applicant Svcs Ctr*)..... 206-684-8850
 Address Assignment.....
 684-8850
 Cashier.....
 386-9780
 Design Review Program.....
 233-3823
 Drainage & Sewer Review (*incl side sewer*)..... 684-5362
 Land Use Reviewers (*see note below*)..... n/a*
 Master Use Permits.....
 684-8467
 Plans Routing.....
 684-8169
 Over-the-Counter (OTC) Permits.....684-8464
 Plumbing & Gas Piping Permits.....
 684-5198
 Sign Permits.....
 684-8419

Inspections

Inspection Requests: General.....
 684-8900
 Inspectors: General.....
 684-8950
 Site/Erosion Control
 684-8860

Planning

CityDesign (urban design office).....

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

General Department Information.....684-8600
 Applicant Services Center (ASC)684-8850
Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm
 Code Compliance (*enforcement info*)..... 615-0808
 Events & Classes.....
 684-8443
 GIS Maps & Services.....684-0965
 Licensing & Testing (*gas piping, steam eng, refig*) .. 684-5174
 Media Relations.....
 233-3891
 Microfilm Library.....
 233-5180
Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm
 Property Owner/Tenant Assistance.....
 684-7899
 Public Resource Center (PRC)684-8467
Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm
 Publications.....
 684-8467
 Site Development.....
 684-8860
 Sustainable Building.....
 684-0806
 Tech Support: Building Code (1-415).....
 Tech Support: Electrical Code (see www.seattle.gov/dpd)..... 684-4630
 Tech Support: Electrical Code (*see ASC hours*)..... 684-5383

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www.seattle.gov/dpd

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